

Chevy Chase Open Space Urban Park – Concept Plan



PARK PLANNING & STEWARDSHIP

Chevy Chase Village

Pat Baptiste, Chair, Board of Managers
Shana Davis-Cook, Village Manager
Michael Younes, Director of Municipal Operations
Meredith Wellington, Chair, Chevy Chase Open Space
Committee



M-NCPPC Montgomery Parks

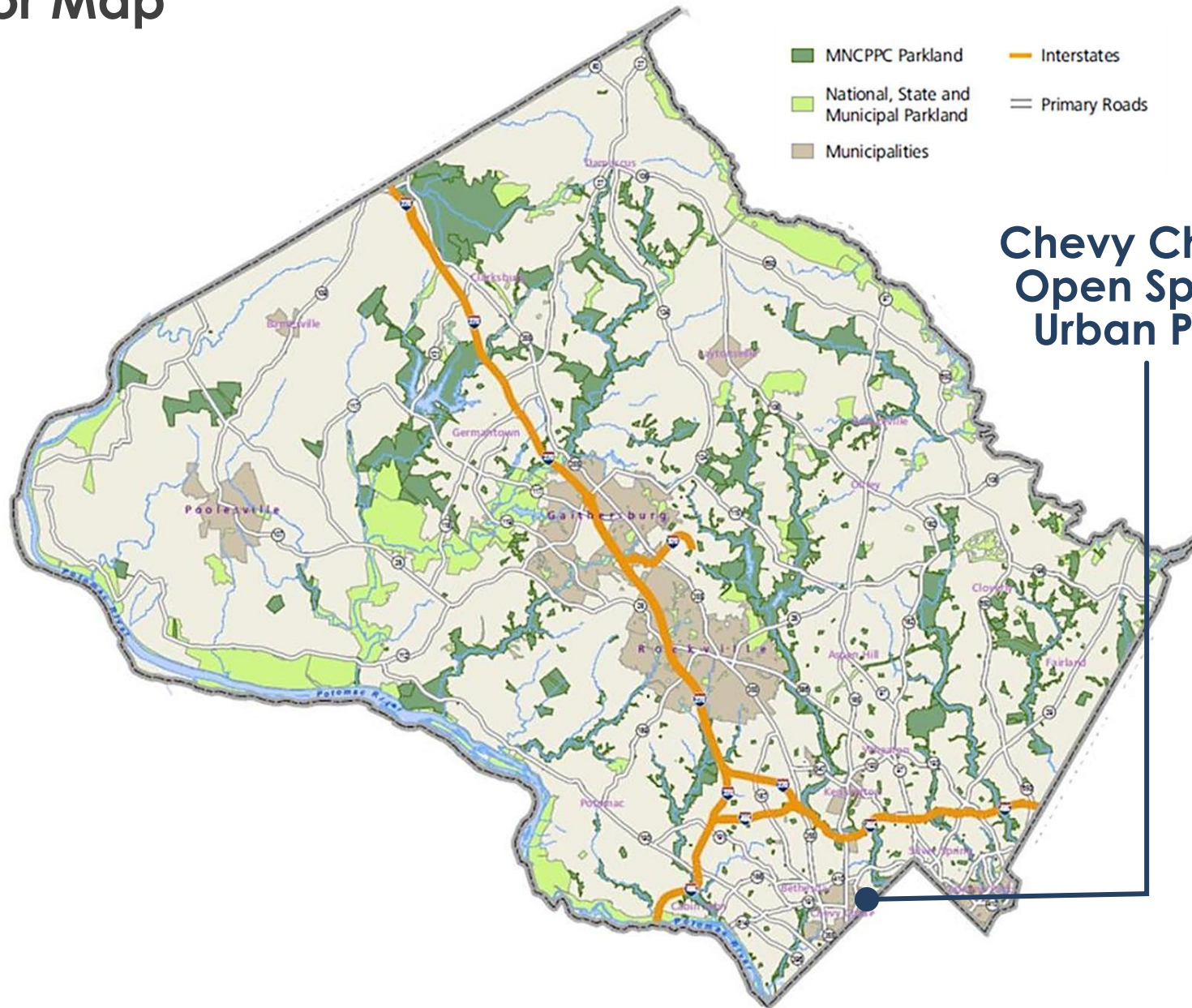
Brenda Sandberg, Legacy Open Space Manager
Rachel Newhouse, Landscape Architect

**Planning Board Briefing
May 9, 2013**





Locator Map



Chevy Chase Open Space Urban Park



Briefing Goals

- Update Current Board on Unique Park Background: Acquisition, Site Cleanup & Interim Improvements through Partnership
- Present Board with Concept Plan and Program of Requirements
- Discuss and Receive Board Guidance on Proposed Implementation Strategy
 - Phased Implementation Strategy
 - Chevy Chase Village-Funded Facility Plan
 - Coordinated Funding Requests for Phased Implementation with Village



Vicinity Context



Site Description

- Two-acre former single-family home site with history of part-time nursery sales
- Located within Chevy Chase Village and adjacent to Friendship Heights CBD
- Park bounded by Grove Street, Western Avenue, Chevy Chase Center, and Church of Latter Day Saints
- Western Avenue ROW is within District of Columbia
- Park is close to Grove Street houses



Park Creation Process

Completed Efforts

Acquisition

Site Cleanup

Concept Plan
(POR)

Interim
Improvements

Facility Plan

CIP Design /
Construction

Future Implementation



Acquisition 2001-2007

2001 Identified in Legacy Open Space Functional Master Plan

- Urban Open Space Resource
- Recommendation to acquire as parkland

2002 Acquired in partnership with Chevy Chase Village via Memorandum of Understanding (MOU)

- Expresses intent of three parties (Montgomery County, M-NCPPC, and Chevy Chase Village) to cooperate in operation and maintenance of Park
- Chevy Chase Village contributed 25% of acquisition cost (\$1.25M)
- Commission will operate/maintain park (per 1972 agreement with County)
- Village will provide municipal services (police, trash removal, etc.)
- Commission & Village will “jointly prepare a management plan” in accordance with Legacy goals
- “Management Plan” may be amended with mutual agreement from Commission & Chevy Chase Village

2007 Parks assumed responsibility for property



Site Cleanup 2008-2011

2008-2009 Buildings & driveway demolished

- MOU Amendment (2011): Chevy Chase Village contributed 50% of demolition cost (\$39K)

2010 Detailed site survey completed

2011 Significant Vegetation Cleanup

- Goal: Improve visibility and safety in the park through removal of invasive and dead, dying and hazardous plants
- Removed 27 dead, dying and hazardous trees, plus hundreds of invasive bushes
- Coordinated with adjacent properties to do similar removals
- Pruned, mulched to preserve remaining plants (120 trees, many shrubs)

Before



After

Site Cleanup 2008-2011

Before



After

Concept Plan Development 2011-2012

2011

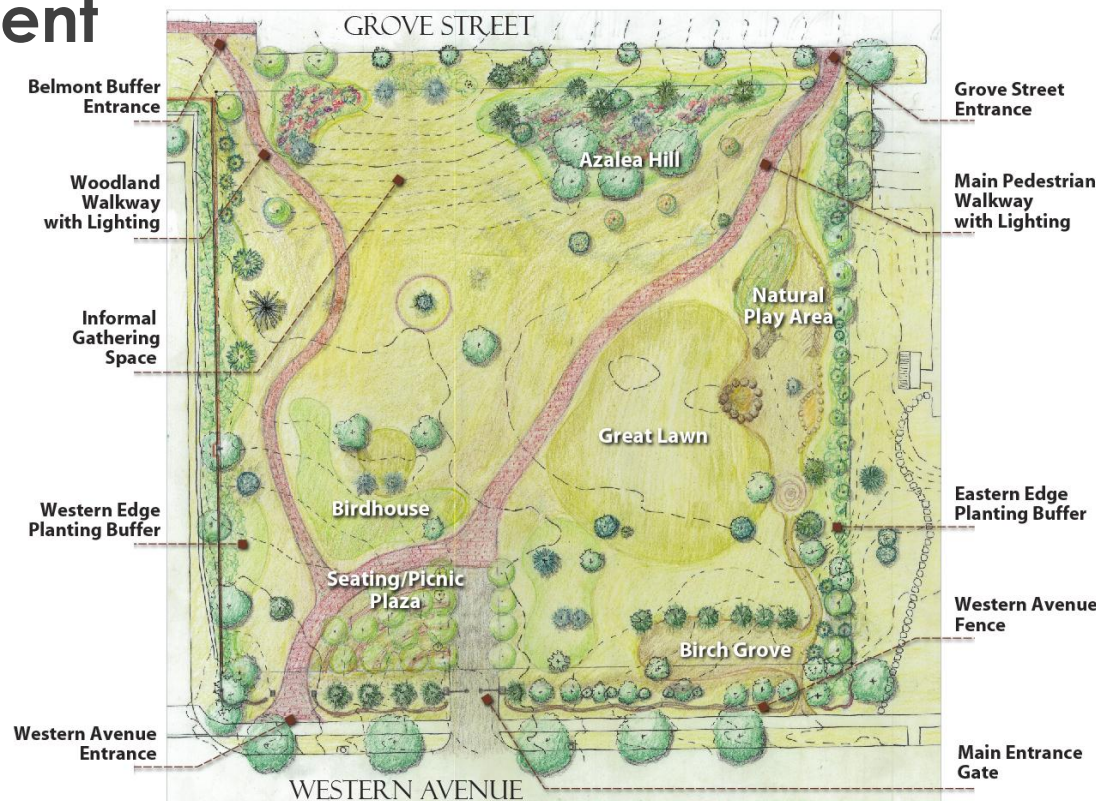
- Established CCV Open Space Committee and PDCO Team

2011-2012

- Outreach to greater community
- Multiple briefings, field visits, public meetings and internal coordination

2012

- Approved by Parks Senior Management
- Approved by CCV Board of Managers



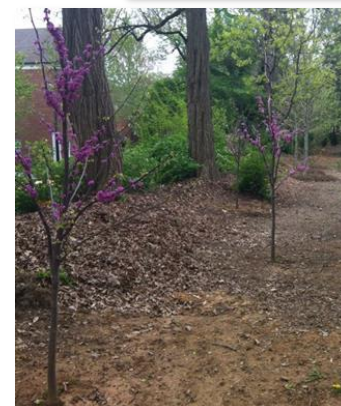
Interim Improvements 2012-2013

2012-2013 Goal

Provide quick, low-cost improvements compatible with Concept Plan to create safe, usable park now

Sample Projects

- Install a temporary surface and low-level solar lighting along alignment of Main Walkway
- Install Park signage, kiosk, & preferred-design trash cans
- Remove remaining debris, including concrete walkway to former house
- Interim Landscape Improvements
 - Continue NNI control across site
 - Relocate certain plants to Azalea Hill
 - Install anchor plantings along priority landscape areas,
 - Mulch under all trees



Interim Improvements 2012-2013

Accomplishments through April 2013

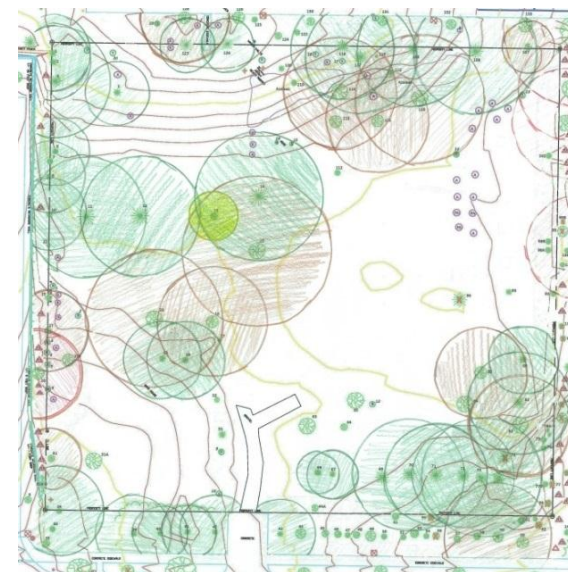
- Trash cans ordered by Chevy Chase Village
- Azaleas relocated to Azalea Hill
- Concrete walkway & debris removed
- Temporary wood chip paths installed
- Landscape improvements completed
 - Stumps, NNIs and undesirable plants removed
 - 31 new trees planted on site
 - Donated shrubs installed
 - Beds edged and mulched



Concept Plan: Site Analysis

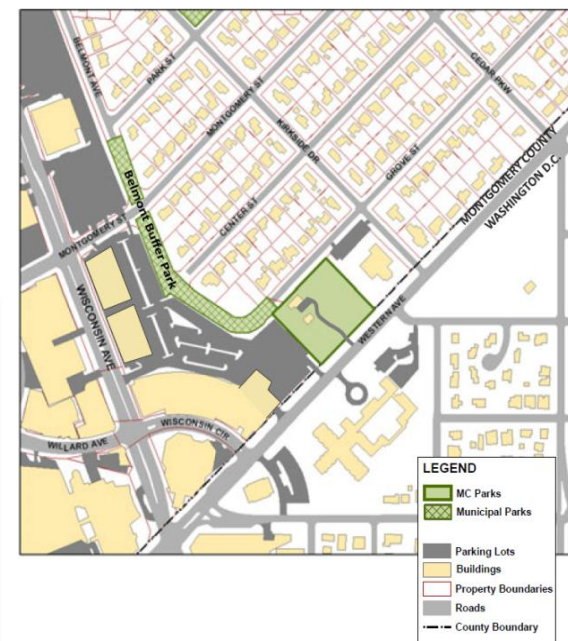
Opportunities

- A beautiful green space in a highly urban area
- Healthy landscape plant specimens and trees
- Highly accessible by all modes of transport
- Walking distance from single-family and high-rise residential areas, offices, churches, retail stores and restaurants
- Flat terrain suitable for a variety of activities



Constraints

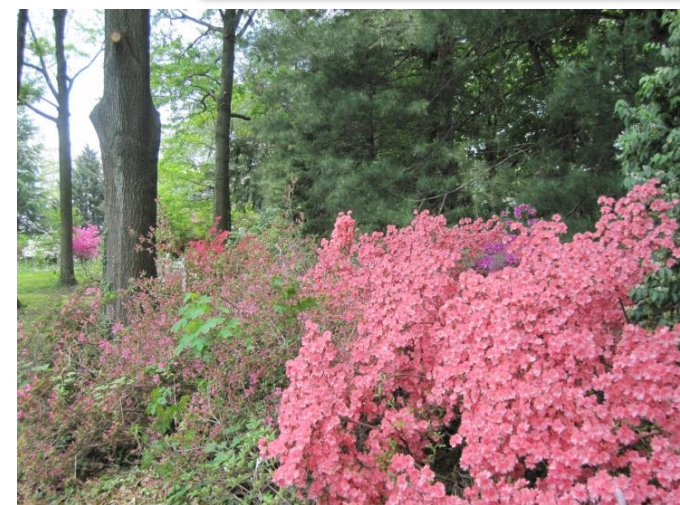
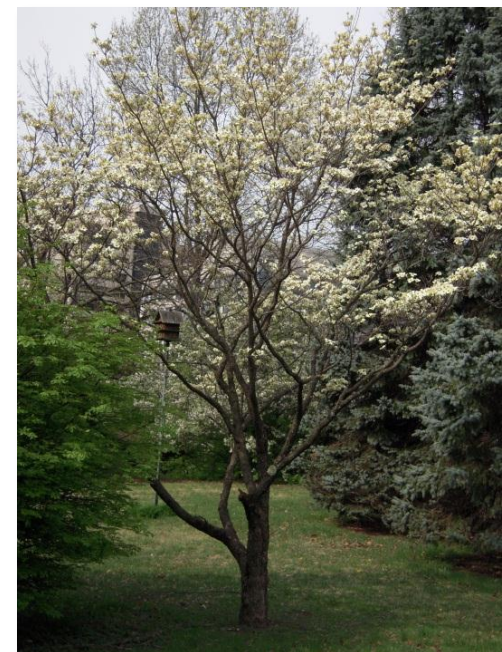
- Mature trees with large Critical Root Zones to avoid



Vision for the Park

The Concept Plan envisions a park that

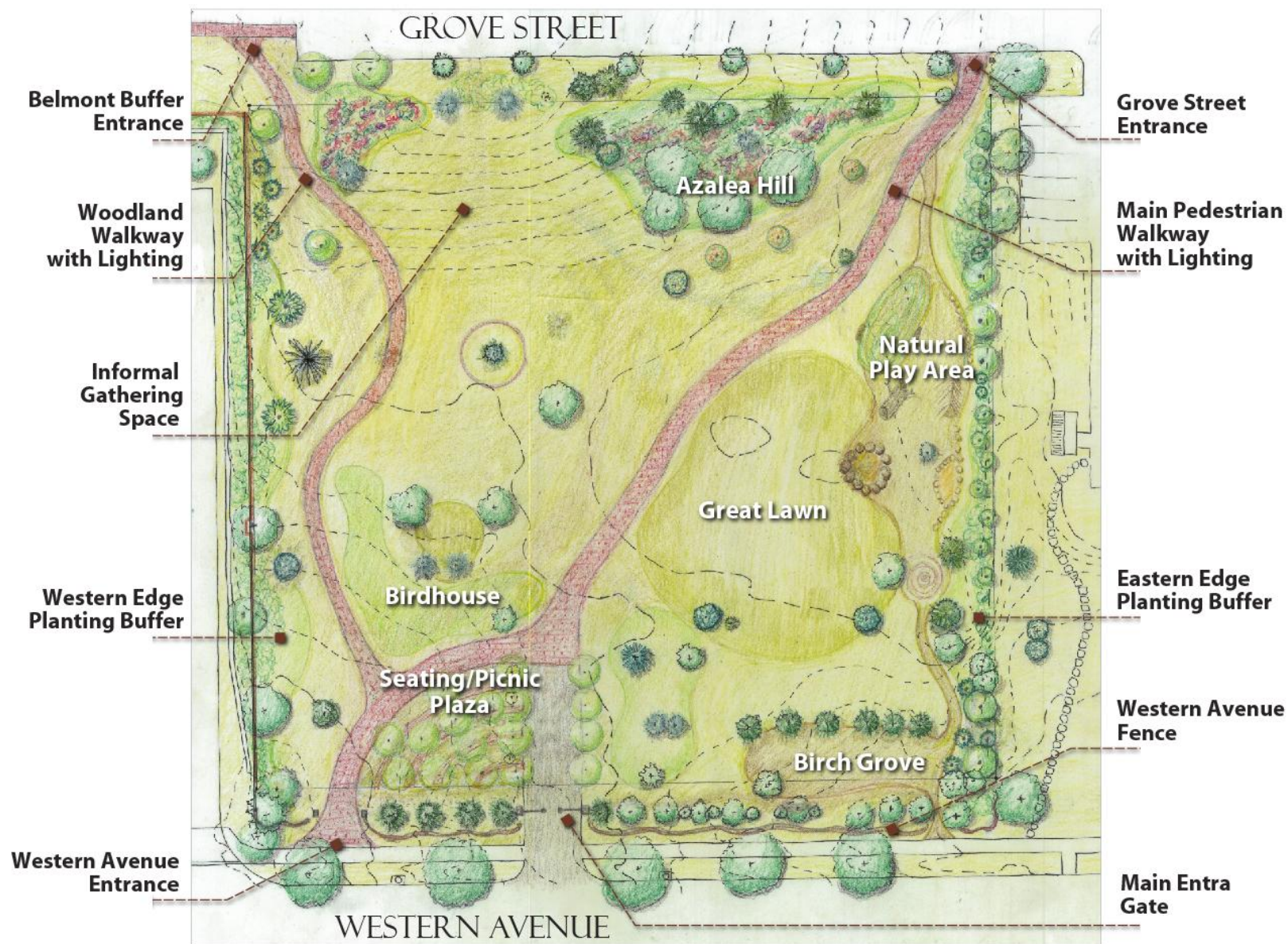
- Provides a **nature-based, green space park**, a unique resource in the surrounding area and consistent with the purpose of the Legacy Open Space plan
- Offers the public a respite from the stresses of urban life through enjoyment of a **tranquil, garden-like open space**
- Enhances the **beauty** of the natural contours of the land and existing garden plantings
- Increases **connectivity** between the Belmont Path and existing sidewalks to encourage walking, biking, and the use of public transportation
- Offers a **range of amenities** to maximize usage by attracting office workers, churchgoers, commuters and neighbors from the high rises and single family homes
- Appeals to the **many generations** that live and work in the surrounding area, being friendly to children and teens, adults, and seniors



The Concept Plan



The Concept Plan



Program of Requirements (POR)

Main Pedestrian Walkway

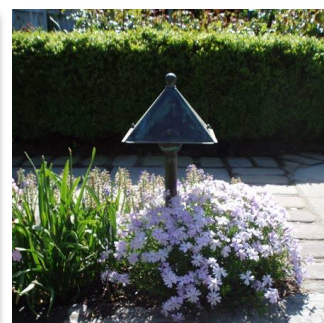
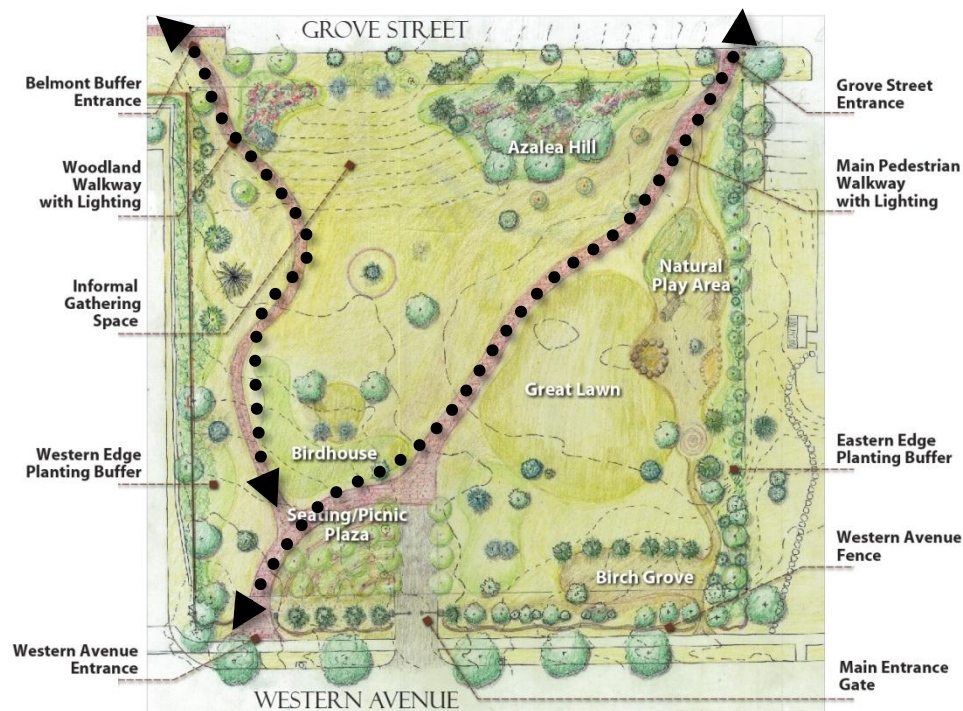
- Provides primary pedestrian connection from neighborhood to Friendship Heights Metro and developed core
- Hard surface, easy to walk on and ADA accessible

Woodland Walkway

- Connects Belmont Buffer Path with Main Pedestrian Walkway
- Hard surface, easy to walk on, ADA accessible, but distinguish from main walkway through width, color, materials

Lighting along Walkways

- Provides commuter safety during dark hours
- Integrated into the natural garden features with minimal visual impact
- Provide enough lighting for safety while not being intrusive to Grove Street residences



Program of Requirements (POR)

Belmont Buffer Entrance

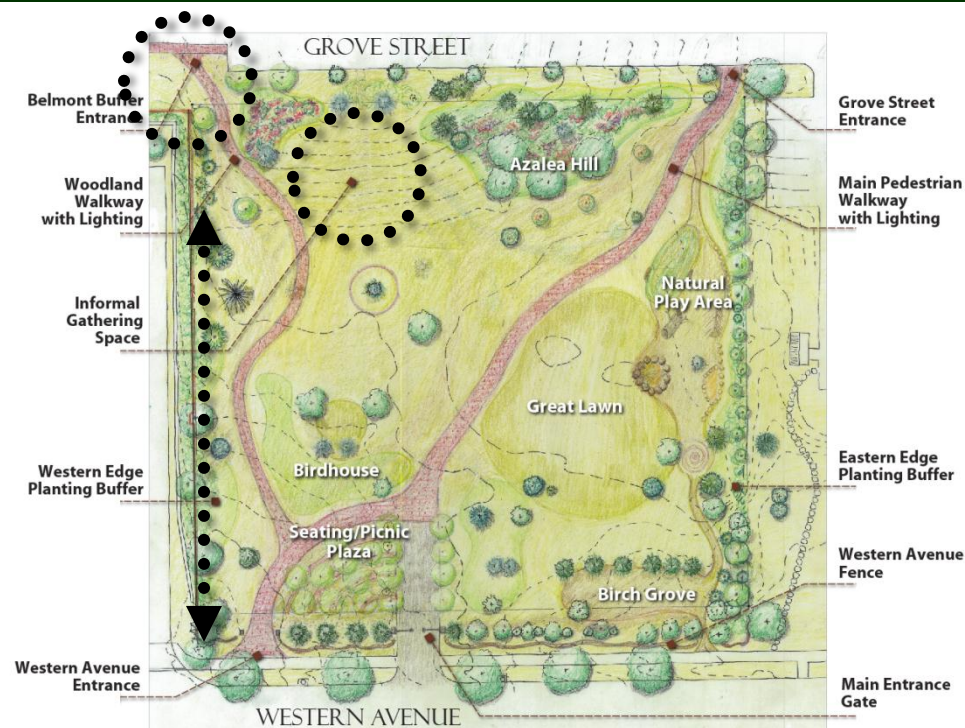
- Woodland Walkway entrance to Park from Belmont Buffer
- Create quiet woodland walking experience with trees and gardens

Informal Gathering Space

- Natural slopes for seating and play area

Western Edge Planting Buffer

- Use variety of plant materials to provide long season of interest with low maintenance
- Use plants with a variety of heights and textures to create broken screen of fence and urban viewscape



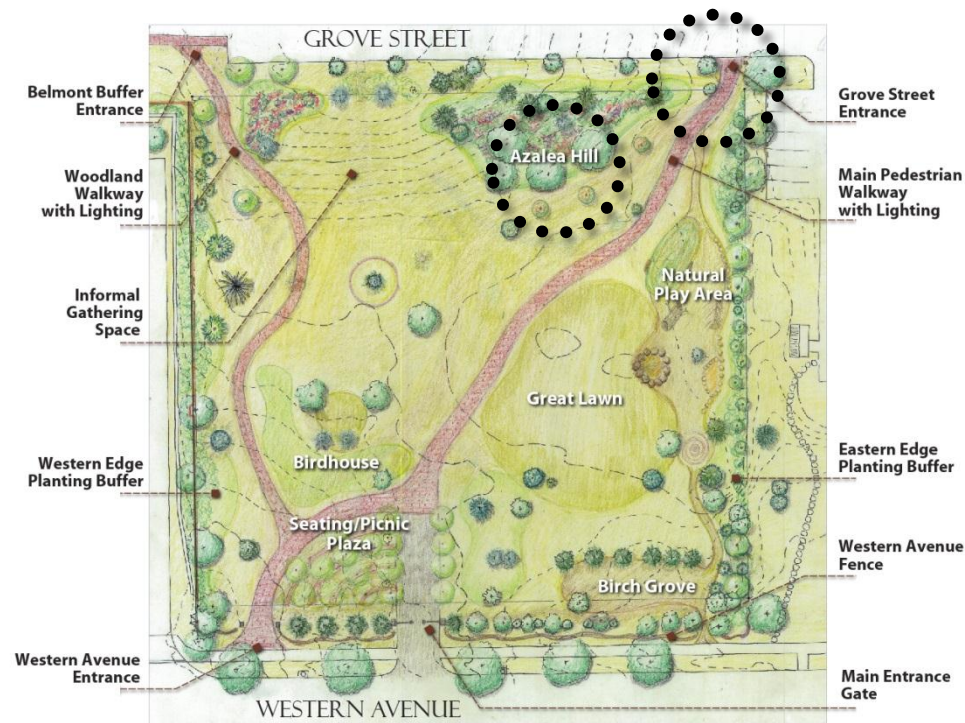
Program of Requirements (POR)

Grove Street Entrance

- Main Pedestrian Walkway entrance to park from Village
- Consider entrance features such as park signs, stone pillars, arched plantings

Azalea Hill

- Preserve existing dense area of azaleas and shade trees
- Enhance through additional flowering shrubs and trees



Program of Requirements (POR)

Great Lawn

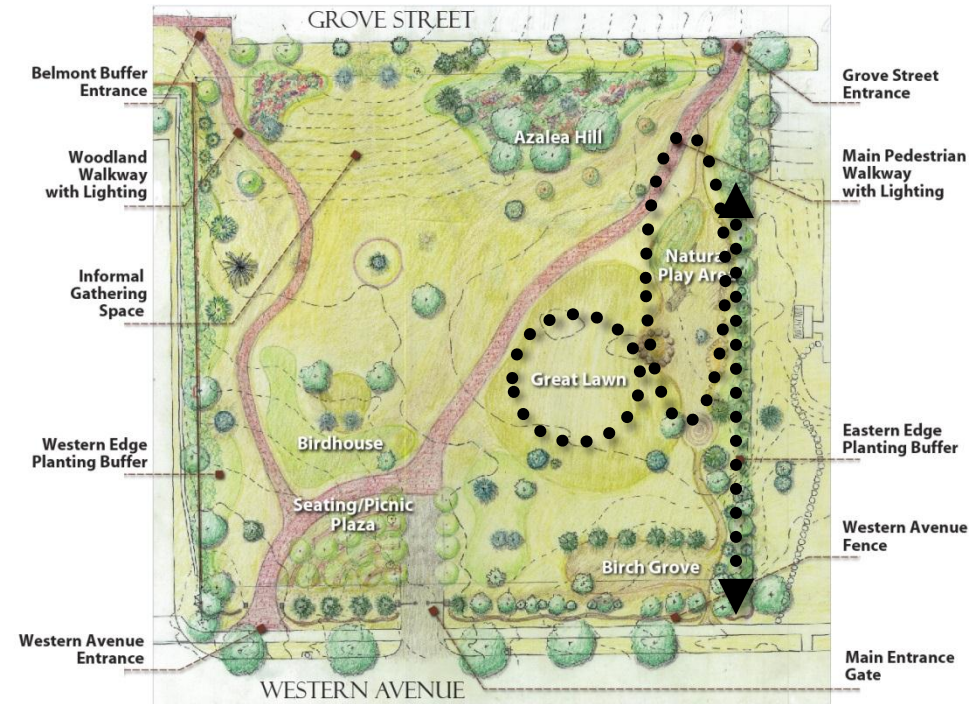
- Preserve large open lawn area for un-programmed play
- Flexible space will change over time

Natural Play Area

- Made of materials such as logs, sand, stones, plants, boulders

Eastern Edge Planting Buffer

- Use variety of plant materials to provide long season of interest with low maintenance
- Use plants with a variety of heights and textures to create broken screen along border with Church



Program of Requirements (POR)

Birch Grove

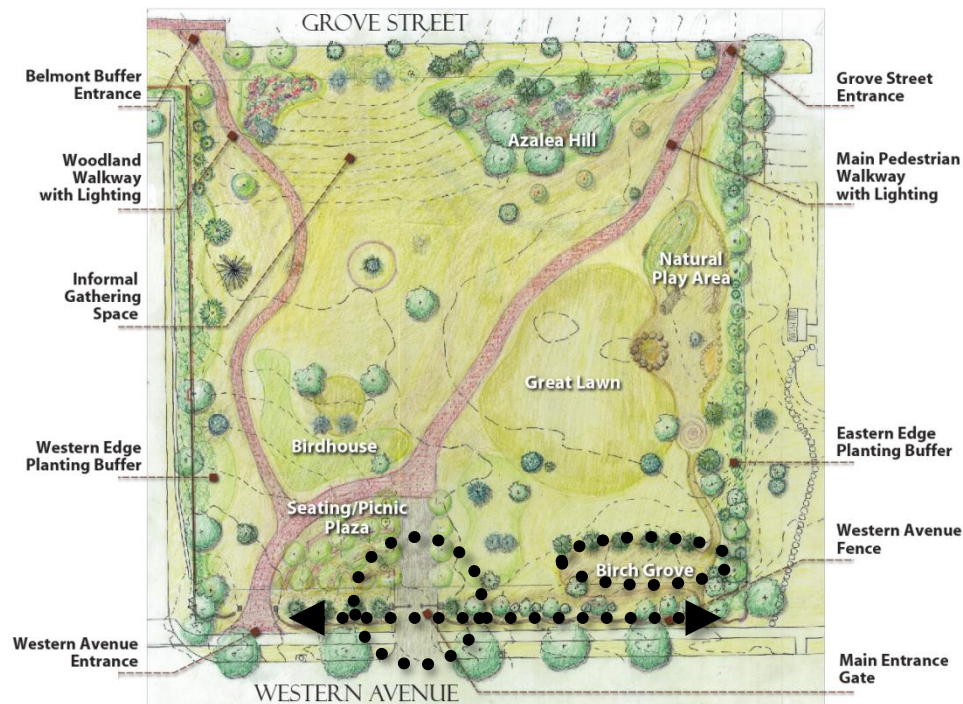
- Shady grove between existing rows of birches and evergreens
- Natural surface entrance path to Natural Play Area
- Serves as buffer to traffic on Western Avenue

Western Avenue Fence

- Provide a 3' tall fence with good visibility along entire Western Ave edge
- Serves to prevent children from entering roadway from play area

Main Entrance Gate

- For pedestrians all the time and maintenance vehicles when open
- Integrate into garden theme and overall design aesthetic, consider including park name in design



Program of Requirements

Western Avenue Entrance

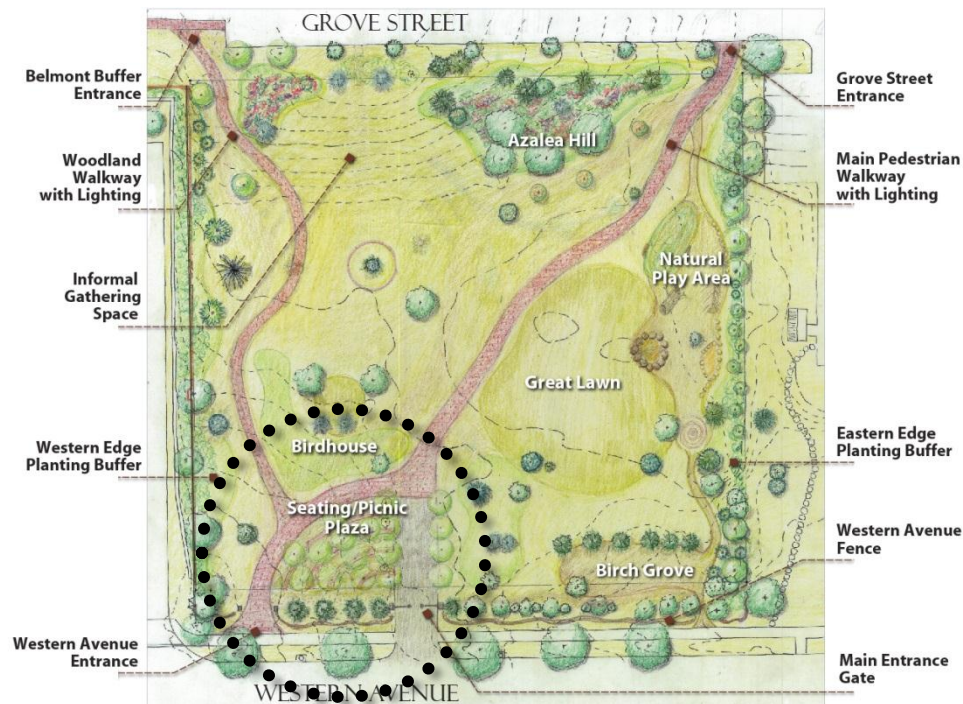
- Major pedestrian entrance/exit closest to Metro and commercial core
- Entrance features to illuminate garden theme such as natural stone or arched plantings

Seating/Picnic Plaza

- Located for visibility and easy access from urban core
- Intimate, garden feel, but hard enough surface for movable furnishings
- Electricity for small events and Wi-Fi access for all

Birdhouse Garden

- Establish a garden and focal point around the existing birdhouse
- Potential location for one or more optional POR items, such as complex or higher maintenance plantings



Optional POR – Partner Funded Sculptural or Enhanced Garden features

- Integrated into the garden theme
- Open to active, imaginative play and provide tranquil space for enjoyment
- Sculptural options
 - Human Sundial
 - Meditation Maze
- Enhanced Garden options
 - High-maintenance annual beds
 - High-maintenance garden plantings



Water Feature

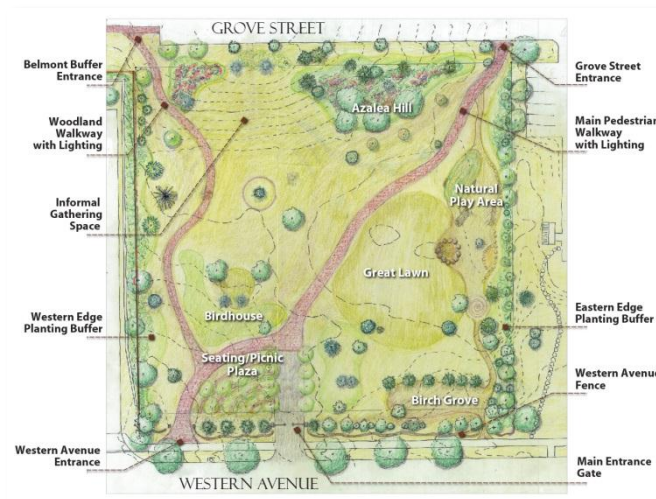
- Informal or low water feature, integrated into the garden theme and open to active play
- Cooling feature in the summer and attractive when not on in the winter
- Noise buffer from the traffic on Western Avenue
- Partner-funded for installation and operating expenses



Implementation Strategy

Next Steps

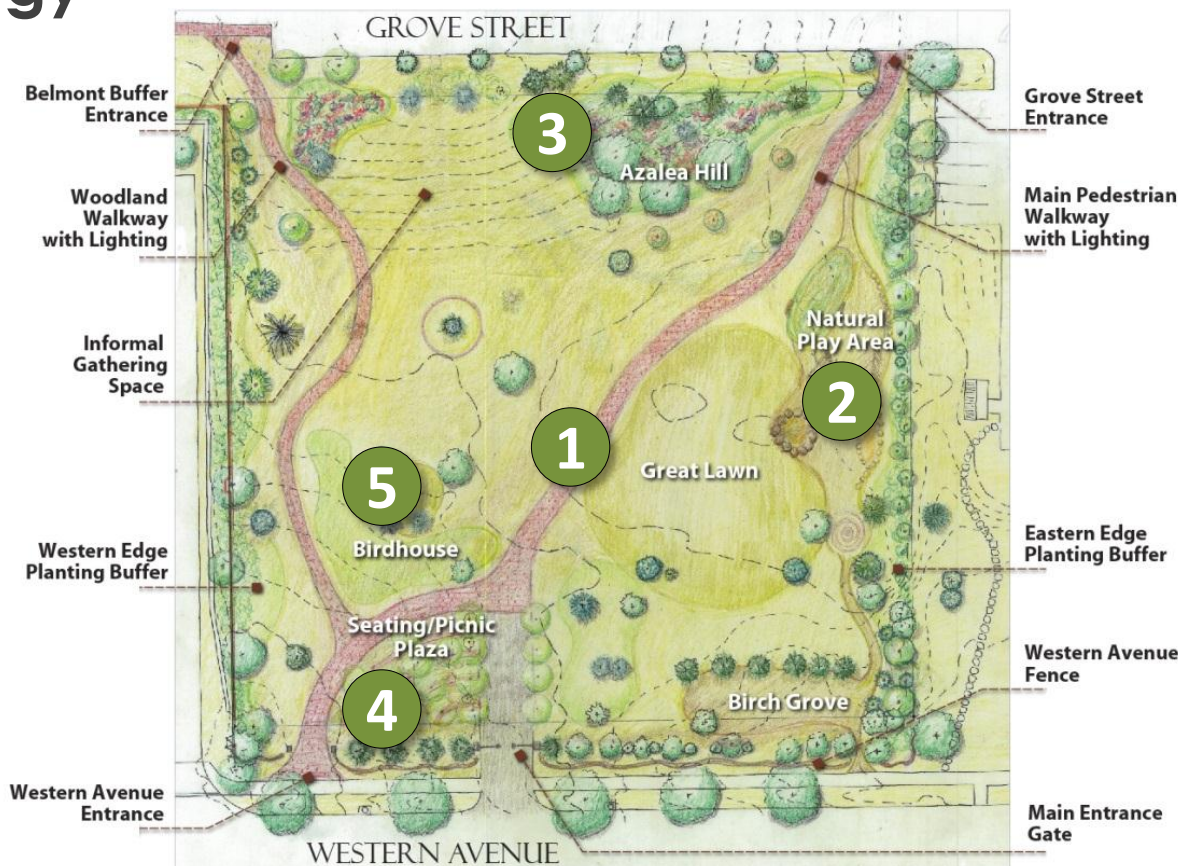
1. Take Concept Plan through Facility Plan with cost estimates ASAP
2. Split Concept Plan into discrete phases based on community priorities for site amenities and Facility Plan cost estimates
3. Pursue final design and installation/construction for each phase as funds are available through CIP and partners



Implementation Strategy

Proposed Phasing Priorities

- 1) Install main pedestrian walkway and woodland walkway plus lighting and other utilities
- 2) Natural play area and western avenue fence
- 3) Detailed landscaping plans for garden areas: Western Buffer and Belmont Buffer Entrance, Eastern Buffer, Azalea Hill
- 4) Seating and picnic plaza plus main entrance gate
- 5) Optional amenities, such as water feature, sundials, mazes, or enhanced gardens



Implementation Strategy

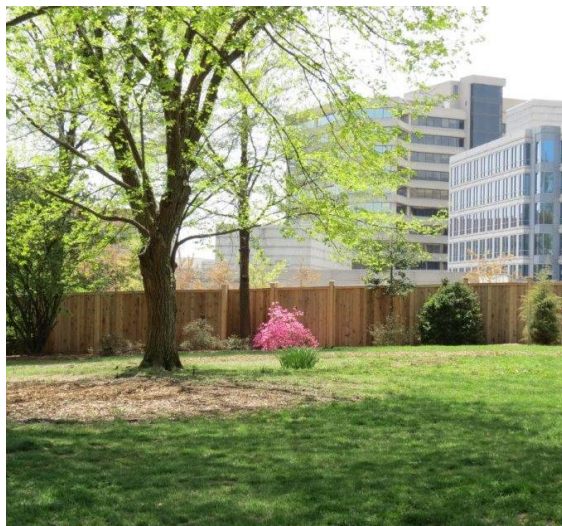
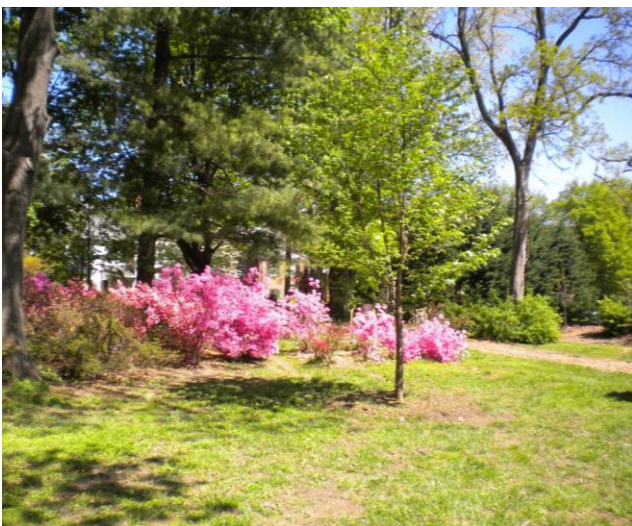
- Chevy Chase Village has Current Funding for Facility Plan
- Submit Coordinated Funding Proposals for Phased Construction
- Start with FY15-FY16 Budget Request for Design and Construction for First Phase



Discussion

Planning Board and Chevy Chase Village Discussion Points

- Phased Implementation Strategy
- Chevy Chase Village-Funded Facility Plan
- Coordinated Funding Requests for Phased Implementation with Village



Thank You!

